

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/S Brookview Road, 1500 ft. E
of c/l Providence Road * ZONING COMMISSIONER
1113 Hart Road
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Wells Peck, et ux, Petitioners * Case No. 97-58-SPH
* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 1113 Hart Road in Towson. The Petition is filed by Wells Peck and Suzanne Peck, his wife, property owners. Special Hearing relief is requested, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to approve the 4th amended partial development plan, Section 1, for the subdivision known as The Beeches. Specifically, approval is sought of the re-subdivision of lot #3 into two lots, to be known as lots 3A and 3B and to add to lot No. 3, a strip of land 50 ft. wide from lot No. 56 of Brookview Farms, containing 7,780 sq. ft. The proposed 50 ft. strip to be added is zoned D.R.1 and encompasses .1786 density unit. Moreover, approval is requested to subdivide said 50 ft. wide parcel into two 25 ft. wide parcels, one to be added to lot No. 3A and the second to lot No. 3B. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the 4th Amended Partial Development Plan for Section 1 of the Beeches.

Appearing at the requisite public hearing held for this case was Alexander P. Ratych on behalf of Wells Peck and Suzanne Peck, Petitioners. Also present were several members of the surrounding community who appeared as interested persons. They included Irwin Cohen, the Property Manager for David Feldman, Inc., Walter Lyman, Dan Betscher and Jack Cannella. None of these individuals appeared in opposition to the request, per se, rather to to learn of the nature of the proposal.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Apparently, the Petition for Special Hearing was filed as a result of information obtained by the property owner from the Office Permits and Development Management. Specifically, a history of the subject properties, and the relief required in order to legitimize the subdivision of same, is contained within a letter from W. Carl Richards, Zoning Coordinator, dated March 28, 1990. That letter is contained within the file and provides a complete history of the issues generated within the Petition.

Essentially, the Petitioners propose to subdivide lot No. 3 of that subdivision known as the Beeches. In its entirety, lot No. 3 is approximately 5.99 acres zoned D.R.1. Lot No. 3 is located on the northeast side of the Beeches subdivision, and borders Hart Road to the north and Metfield Road to the south. Lot No. 3 was previously subdivided and the deeds evidencing same were recorded in the Land Records office of Baltimore County in 1988. Two lots were created, known as lot No. 3A containing 2.616 acres and lot No. 3B containing 3.589 acres. The Petitioners propose constructing two single family dwellings, one on each lot.

As outlined in Mr. Richard's letter of March 28, 1990, the subdivision was illegal. The Petitioners failed to submit an amendment of the Final Development Plan for The Beeches. Mr. Richards recommended that a Petition for Special Hearing be submitted. Although it is now 6 years after that recommendation, the subject Petition for Special Hearing is generated by Mr. Richard's comments.

Moreover, a small 25 ft. strip will be added to both lots. As shown on the plan, the Petitioners have acquired a 50 ft. wide strip which will provide vehicular access to both lots from Brookview Road. Each lot has acquired a 25 ft. wide section of that strip, in order to obtain the necessary acreage for a driveway to be added. Obviously, these driveways will be utilized to serve the proposed single family dwellings on lots 3A and 3B.

ORDER RECEIVED FOR FILING
Date 9/27/96
By [Signature]

MICROFILMED

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. It is to be noted that none of the interested persons who appeared at the hearing opposed the request. Moreover, there is no adverse comment as to the request from any County agency which reviewed the project. In this regard, it is to be emphasized that Mr. Richards suggested that the Petitioners file the subject Petition in order to legitimize the prior conveyances of record. Based upon all of these factors, I am persuaded that the Petition should be granted and that same will not detrimentally affect the health, safety or general welfare of the locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the 4th Amended Partial Development Plan, Section 1, for the subdivision known as The Beeches, and re-subdivision of lot 3 into 2 lots, known as lots 3A and 3B, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to add to lot No. 3, a strip of land 50 ft. wide from lot No. 56 of Brookview Farms, containing 7,780 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to subdivide said 50 ft. wide parcel into two, 25 ft. wide parcels, one to be added to lot No. 3A and the second to lot No. 3B, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

ORDER RECEIVED FOR FILING

Date

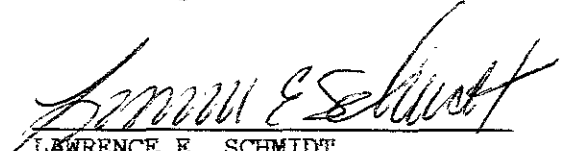
By

9/27/96
M. J. Gosh

RECORDED

for returning, said property to its original condition.

LES:mmm


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9/27/96
By M. G. Gosh

RECORDED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 27, 1996

Mr. Alexander P. Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234

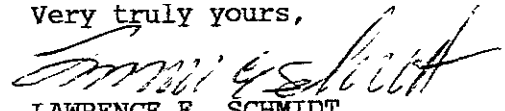
RE: Petition for Special Hearing
Case No. 97-58-SPH
Property: 1113 Hart Road, Balto. Md. 21204
Wells Peck, et ux, Petitioners

Dear Mr. Ratych:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

- c: Mr. and Mrs. Wells Peck, 4025 Center Pointe Drive, Sarasota, FLA 34233
- c: Mr. Irwin Cohen, Property Mgr., The Beeches Condominium
c/o David O. Feldman, Inc., 107 Sudbrook Lane, Pikesville, 21208

MICROFILMED



#57



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1113 HART ROAD, BALTIMORE, MD 21204

which is presently zoned

DR 1

97-58-SRH

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

4TH AMENDED PARTIAL DEVELOPMENT PLAN

SECTION I

THE BEECHES
Resubdivide Lot 3 into 2 lots - Lot 3A and 3B
Add to Lot 3 Northeasterly 50' of Lot 56, Brookview Farms
(Plat Book 54-Folio 110) containing 7,780 square feet,
DR. 1 or 0.1786 density unit. Subdivide 50' wide parcel
into two, 25' wide parcels, one to be added to Lot 3A,
the second to Lot 3B.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

WELLS PECK

(Type or Print Name)

Signature

Suzanne Peck

(Type or Print Name)

Signature

Tel. 941-371 4982

4025 Center Point Drive

Address

Phone No

Sarasota, Florida 34233

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Alexander P. Ratych

APR ASSOCIATES, INC

Name

7427 Harford Road

Address

444-4312

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: WHL

DATE 8/7/96



MICROFILMED

#57

ZONING DESCRIPTION
 FOR 1113 HART ROAD
 DESCRIPTION OF PROPERTY
 OF WELLS PECK
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Alexander P. Ratych, Prof. L.S.
 Richard J. Truelove, P.E.
 Kevin L. Quelet, P.E.
 Paul A. Ratych
 Edward F. Delaco-Lohr, Prop. L.S.
 Robert L. Hayme

BEGINNING FOR THE SAME at a point on the Northwesterly side of Brookview Road, and in the Northeasterly corner of Lot 56 as shown on Plat of Section One, Plat "D", Brookview Farms, recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr., 54 folio 110; thence binding along the Northwesterly side of Brookview Road by a curve to the left having a radius of 225.00 for an arc distance of 50.42 feet and a chord of South 28 degrees 47 minutes 44 seconds West 50.32 feet; thence leaving Brookview Road and running by a line parallel and 50.00 feet distant, measured at right angles, from the Easternmost boundary of Lot 56, North 54 degrees 47 minutes 00 seconds West 170.02 feet to intersect the Northwesternmost outline of said Lot 56; thence binding thereon South 56 degrees 45 minutes 20 seconds West 61.03 feet to a point in the Southwesterly corner of Lot 3, as shown on Revised Plat, Section One, The Beeches recorded in Plat Book 37, Folio 59; thence binding along the outlines of said Lot 3 the following nineteen courses and distances:

- 1) North 32 degrees 14 minutes 40 seconds West 215.01 feet
- 2) South 57 degrees 45 minutes 20 seconds West 150.00 feet
- 3) North 56 degrees 17 minutes 03 seconds West 131.95 feet
- 4) North 20 degrees 31 minutes 40 seconds West 135.00 feet
- 5) North 69 degrees 28 minutes 20 seconds East 113.00 feet
- 6) North 20 degrees 31 minutes 40 seconds West 51.78 feet

MICROFILMED

7427 Harford Road
 Baltimore, Maryland 21234
 (301) 444-4312

ZONING DESCRIPTION
FOR 1113 HART ROAD
DESCRIPTION OF PROPERTY
OF WELLES PECK
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
PAGE 2

7) North 69 degrees 28 minutes 20 seconds East 56.35 feet
8) South 32 degrees 14 minutes 40 seconds East 92.00 feet
9) North 67 degrees 37 minutes 50 seconds East 239.01 feet
10) South 34 degrees 09 minutes 26 seconds East 10.00 feet
and 11) South 14 degrees 09 minutes 26 seconds East 75.00
feet 12) North 73 degrees 30 minutes 47 seconds East 193.25
feet 13) North 36 degrees 34 minutes 44 seconds East 70.00
feet 14) North 53 degrees 28 minutes 11 seconds West 170.00
feet 15) 69 degrees 30 minutes 51 seconds East 22.50 feet
along or near the Northerly side of Hart Road 16) South 72
degrees 08 minutes 48 seconds East 546.18 feet 17) South 31
degrees 13 minutes 54 seconds West 231.00 feet 18) North 74
degrees 47 minutes 00 seconds West 181.19 feet and 19)
South 56 degrees 45 minutes 20 seconds West 330.72 feet to
the Northeasterly corner of the beforementioned Lot 56;
thence binding along the Easternmost outline of said Lot 56
South 54 degrees 47 minutes 00 seconds East 144.68 feet to
the point of beginning; containing 6.204 acres more or less.
BEING AND COMPRISING: 1) Part of Lot 3, Plat of Section
One, The Beeches, recorded in Plat Book 37, Folio 59 and
2) Part of Lot 56, Brookview Farms, recorded in Plat Book
54, Folio 110.

8/10/88



ENCLOSURE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting AUGUST 23, 1996
Posted for: A.P.R. ASSOC - FOR SUZANNE PECK
Petitioner: _____
Location of property: 1113 HART RD.
Location of Signs: BROOKVIEW ROAD (PANHANDLE)
REAR OF PROPERTY
Remarks: _____
Posted by A.P.R. Andrew Bell Date of return: _____
Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Aug 22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 22, 1996.

THE JEFFERSONIAN,

G. H. Hennrich

LEGAL AD. - TOWSON

MICROFILMED

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: #97-58-SPH
Item 57
1113 Hart Road
NW/S Brookview Road, 1500'
at c/d Providence Road
Election District
Councilmanic
Owner(s):
Peck and Suzanne
Learning: to approve
of Partial Develop-
ment Section 1, The
September
p.m. in Rm
DT
are
or
C

CASE NUMBER: 97-58-SPH (Item 57)

Post by: 8/25/96

1113 Hart Road

NW/S Brookview Road, 1 1500' E of c/l Providence Road

9th Election District - 6th Councilmanic

Legal Owner(s): Wells Peck and Suzanne Peck

Special Hearing to approve 4th Amended Partial Development Plan,
Section I, The Beeches.

UNRECORDED

HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old
Courthouse.

APR Associates 444.4312



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 57 Petitioner: Wells Peck

Location: 1113 Hart Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Alexander P. Ratych

ADDRESS: 7427 Hartford Rd

Balto. MD 21234

PHONE NUMBER: 444-4312

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Alexander P. Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234
444-4312

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-58-SPH (Item 57)
1113 Hart Road
NW/S Brookview Road, 1 1500' E of c/l Providence Road
9th Election District - 6th Councilmanic
Legal Owner(s): Wells Peck and Suzanne Peck

Special Hearing to approve 4th Amended Partial Development Plan, Section I, The Beeches.

HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 15, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-58-SPH (Item 57)
1113 Hart Road
NW/S Brookview Road, 1 1500' E of c/l Providence Road
9th Election District - 6th Councilmanic
Legal Owner(s): Wells Peck and Suzanne Peck

Special Hearing to approve 4th Amended Partial Development Plan, Section I, The Beeches.

HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Wells and Suzanne Peck
Alexander P. Ratych

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Wells Peck
4025 Center Pointe Drive
Sarasota, Florida 34233

RE: Item No.: 57
Case No.: 97-58-SPH
Petitioner: Wells Peck. et ux

Dear Mr. and Mrs. Peck:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 7, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

ROUGH WIRING

FIXTURES

switches, receptacles, and lights to be counted as outlets:

1 to 50 outlets . . .	\$17.00	1 to 50 fixtures . . .	\$17.00
For each additional 25 outlets or fraction thereof . . .	\$ 3.00	For each additional 25 fixtures or fraction thereof . . .	\$13.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service \$44.00
Not over 200 amp. service \$52.00
Over 200 amp. service \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA \$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA \$17.00 -- \$6.00
Over 75 HP, KW or KVA \$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

RELOCATION OR CHANGE IN SERVICE

Not over 400 amps \$17.00
Over 400, not over 800 amps \$25.00
Over 800 amps \$43.00

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA \$19.00
Over 200 to 500 KVA \$21.00
Over 500 KVA \$26.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . . . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee \$17.00

Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, over 20 HP: Apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$26.00
Over 50 KW \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 19, 1996
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/gp*
DEPRM

SUBJECT: Zoning Item #57 - Peck Property
1113 Hart Road
Zoning Advisory Committee Meeting of August 19, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

RAW:DL:sp
PECK/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/15/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: WELLS PECK & SUZANNA PECK

Location: NW/S BROOKVIEW RD., S/S OF HART RD. 1500' E OF CENTERLINE
PROVIDENCE RD. (1113 HART RD.)

Item No.: 057

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

104-1993

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

8-16-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 057 (MTK)


Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey Long

Division Chief: Pat Keller

PK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 23, 1996

FROM: Robert W. Bowling, Chief *RWB/DAK*
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 26, 1996
 Items: "Use Permit-Parking", 033,
 057, 058, 062, 063, 065, 066, 067,
 and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR


[Signature]
BUILDINGS ENGINEER

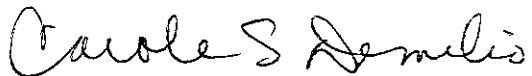
RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1113 Hart Road, NW/S Brookview Rd, S/S of
Hart Road, 1500' E of c/l Providence Road * ZONING COMMISSIONER
9th Election District, 6th Councilmanic * OF BALTIMORE COUNTY
Wells and Suzanne Peck *
Petitioners * CASE NO. 97-58-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Alexander P. Ratych, APR Associates, 7427 Harford Road, Baltimore, MD 21234, representative for Petitioners.


PETER MAX ZIMMERMAN

RECORDED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Alexander P. Natych

7427 HARBOR RD, BETHLEHEM, PA 21234

MICROFILMED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

IRWIN COHEN, PROPERTY MGR
THE BEECHES Condominium

c/o DAVID D. FELDMAN, JR.
107 SUDBROOK LANE
PIKESVILLE, MARYLAND 21208

WALTER LYMAN
THE BEECHES
PRESIDENT

206 E. 10th St
Pikesville, MD 21286

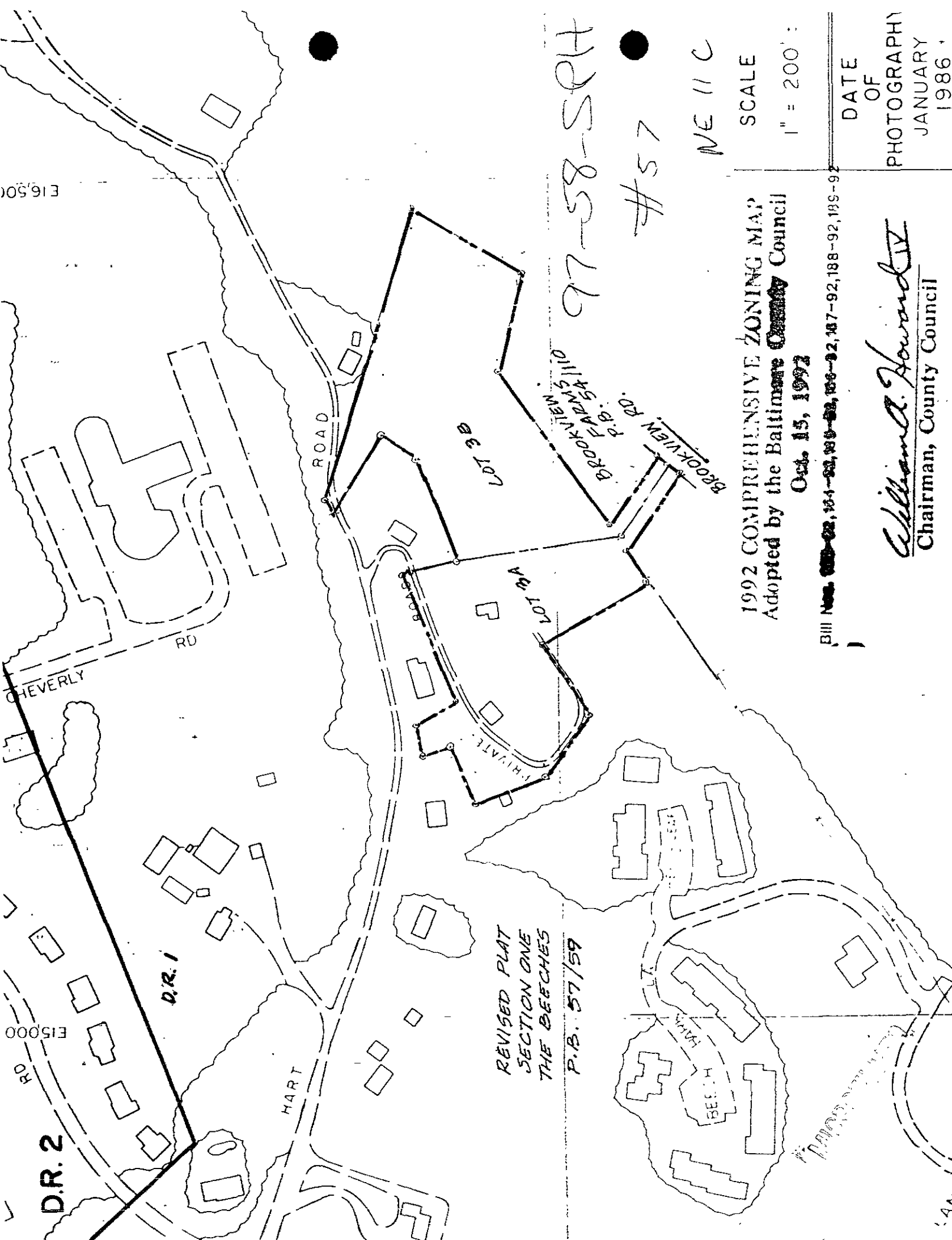
DAN BETSHER
Long & Foster

1615 YORK RD
LUTHERVILLE, MD 21093

JOE CANNOLLA

159 HATTIER PKWY SPMD 2146

MICROFILMED



D.R. 2

D.R. 1

HART RD

ROAD

LOT 3B

LOT 4A

BROOKVIEW RD
P.B. 54/55
P.B. 56/57
P.B. 58/59

BROOKVIEW RD

REVISED PLAT
SECTION ONE
THE BEECHES

P.B. 57/59

97-58-SCH

#57

NE 11 C

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore **County** Council
Oct. 15, 1992

SCALE

1" = 200'

Bill Nos. 100-02, 104-02, 109-02, 110-02, 111-02, 112-02, 113-02, 114-02, 115-02, 116-02, 117-02, 118-02, 119-02, 120-02

DATE

OF

PHOTOGRAPHY

JANUARY

1986

William D. Howard IV
Chairman, County Council

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

746 11/12
9/24/90 - 11/12/90

157
CRG IX-258

March 28, 1990



Dennis F. Rasmussen
County Executive

Leslie H. Graef
6237 Bellona Avenue
Baltimore, MD 21212

RE: Mr. R. Wells Peck Property
Re-subdivision of Lot #3
"The Beeches", 5.99 acres and a
portion of Lot#56, Brookview Farms
(.1786 Acres)
9th Election District

Dear Mr. Graef:

You have requested that the Zoning Commissioner clarify certain questions that you have regarding the above referenced subdivision. Your request has been referred to me for reply and I will clarify the position of the Zoning staff regarding the subdivision, including my research into the current status of the property. This includes, but is not necessarily limited to, Current Planning subdivision files, Zoning final development plan files, Baltimore County land records and Baltimore County permit files. As per our meeting the evening of 3/22/90 and as promised, I will reduce our discussion and document the facts and position of this Office.

First, I must tell you that the Office of Planning and Zoning (specifically the Zoning Office) is committed in every way possible, with the resources available, to the proper and consistent enforcement of the Zoning and Development Regulations. Unfortunately, our own jurisdiction does not extend into every facet of County Government so that it is possible for someone to record deeds and obtain certain permits without any review or control by this Office. A review of the following facts is necessary to fully understand the role of this Office and the current status of this subdivision:

1. With regard to the subdivision, practically speaking, anyone can record deeds that would divide their land without any automatic or required review by this Office. They may even be exempt from certain sections of the Development Regulations and obviously, we cannot regulate if we do not review; and unfortunately there is no Planning and Zoning sentry "Attila" to guard the gates of the record office. However, the person who would assume title to the land that was the subject of a deed transfer or subdivision would assume title, subject to compliance with all applicable provisions of the Zoning Regulations. Even though not required to record a deed, it is obviously at the very least

MICROFILMED

(Over)

advisory and practically mandatory for anyone anticipating a subdivision, whether by plat or deed, to first confirm that there would be no conflicts with the Zoning and development regulations. In 1988 Mr. Peck was advised by this office of required procedures necessary to obtain zoning approval. As of this date, those procedures mandated by Section 1B01.3.A.3, 1B01.3.A.7.b, 1B01.3.B (Baltimore County Zoning Regulations, and Section 22-67 (a) (3) Baltimore County Development Regulations relating to required amended Final Development Plans and Record Plats have not been completed and approved by this office.

In researching the land records, the following three deeds were found recorded on 11/21/88 without amended record plats for The Beeches and Brookview Farms and without an amended Final Development Plan for the Beeches:

1. 8031/702-705, 6.204 acres, 11/21/88
Lot #3, THE BEECHES and Part of Lot #56, BROOKVIEW FARMS
2. 8031/708-711, 2.616 acres, 11/21/88
New Lot #3A (existing dwelling), 1214 Brookview Road
3. 8031/714-716, 3.589 acres, 11/21/88
New Lot #3B (vacant), 1214A Brookview Road
Tax Account #2100008504

- 3
Two DS
PLANS TO
BE AMENDED
2. As Mr. Peck was advised in 1988, amended final development plans for both The Beeches, where nearby property had been sold, and Brookview Farms, where nearby property had not been sold, are required by the Baltimore County Zoning Regulations. The Second Amended Partial Development plan for Brookview Farms was approved by this Office on 7/22/88, amending the tract boundary and deleting approximately 7,780 square feet from Lot #56. This additional acreage, roughly 0.17 density units (D.R.-1), was a strip of land approximately 50 feet wide purchased by Mr. Peck to provide access from Lot #3, The Beeches to Brookview Road. The Third Amended Partial Development Plan, Section 1, The Beeches, is also required to be amended prior to the recording of any amended record plats.

On 1/17/78, Clark Mackenzie, President of Providence Road Limited Partnership, Providence Road Condominium Corporation, The Beeches, General Partner, confirmed in a letter to Mr. Peck that when he and his wife purchased Lot #3 on 5/30/74 from The Beeches that it was the sellers' intention that, in addition to the one dwelling unit assigned to Lot #3, that Mr. Peck would also have benefit of the fraction of a density unit remaining unused in the subdivision (0.84 dwelling units).

(Over)

You have included a copy of a letter written by George H. Pryor, Chief, Project Planning and Development Division, Office of Planning and Zoning (now "Current Planning") on 4/2/74 stating that the above referenced Lot #3 is allocated only one dwelling unit and that the development of Lot #3 cannot exceed one dwelling unit. Mr. Pryor was correct in his assessment of the density limit of one dwelling on Lot #3 on the approved record plat and development plan at that time. Even if the seller had intended to convey a hypothetical 0.99 dwelling unit to Lot #3, the density would still be limited to one dwelling for two valid reasons:

- a. additional land had not been purchased to add to Lot #3 and the subdivision; and, most importantly
 - b. the tract boundary, density calculations, and overall development plan of the Beeches had not been amended in accordance with Zoning Regulations finally approved by the Zoning Commissioner.
3. Since Mr. Peck's intentions to subdivide Lot #3 were first presented to and discussed with the Zoning staff, we had agreed in principal that his request could conceivably be finally approved, a position that is unchanged today. However, our assistance and comments at that time and in the future when he would make application for the amendments, although they relate to his request and the property, should not be construed as definite nor do they indicate the appropriateness of his request which can only be decided by the Zoning Commissioner.

The following density calculation was proposed by Mr. Peck:

1.00 base density unit inherent with the creation of Lot #3
+ 0.84 fraction of a density unit confirmed with Lot #3 by seller
+ 0.1786 density unit (7,780 square feet, D.R.-1) to be added and
included within the tract boundary of The Beeches from
Brookview Farms subdivision.
total 2.0186 dwelling units

As of today, Mr. Pryor's original assessment of only one dwelling being allowed on Lot #3 remains valid, along with the record plat 37/83, The Beeches and the Third Amended Partial Development Plan, Section 1, The Beeches, approved on 7/15/74 and all will be enforced by this Office until such time as Mr. Peck would complete his obligation to successfully amend those documents.

Leslie H. Graef
March 28, 1990
Page 4

4. On 1/23/89, Wells Peck applied for and was issued two plumbing permits for street-side work at 1214 and 1214A Brookview Road; which according to the Department of Environmental Protection and Resource Management, can be issued in advance of a building permit. A building permit has not been applied for at 1214A (Lot #3B, as indicated in the deed) for the second dwelling on the original Lot #3. The Zoning Offices does not receive or approve plumbing permits; however, the Office of Planning and Zoning does review and approve new dwelling permits, which must comply and agree with the current valid plans and plats on file in this Office.
5. The 10 foot access driveway as depicted on the Third Amended Partial Development Plan, The Beeches, Section 1, traversing your lot, the Manning Property and Mr. Peck's Lot #3 is not a zoning issue. Mr. Peck has purchased fee access to Brookview Road that would satisfy any zoning concerns; whether he uses the fee access for one or two lots is not addressed in the Baltimore County Zoning Regulations.

In conclusion, Mr. Peck has completed the required amendment to Brookview Farms. He has not amended the record plat of Brookview Farms. He has recorded two deeds dividing Lot #3 that conflict with the latest development plan and record plat for Section 1, The Beeches. He has obtained two plumbing permits for the street-side work for each of the two lots created by deed. The Zoning Office cannot approve a building permit for additional dwellings on Lot #3 without a required public special hearing to amend the tract boundary of The Beeches Partial Development Plan, to approve the division of Lot #3 and the revised overall density calculation.

I am including the following copies of documents and portions of documents referenced in this letter for your information:

- A. Third Revised Plat, Section 1, The Beeches 37/88, 3/20/74 (1 page showing Lot #3, reduced)
- B. George H. Pryor letter of 4/2/74 (1 page)
- C. Third Amended Partial Development Plan, Section 1, The Beeches approved 7/15/74 (3 pages, reduced)
- D. Re-subdivision of Lots #1 & #2 of Third Revised Plat, Section 1, The Beeches 37/139, 7/18/74 (1 page, reduced)
- E. Clark Mackenzie letter of 1/17/78 (1 page)

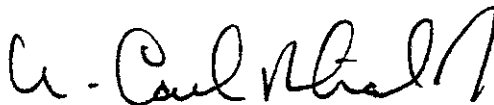
(Over)

Leslie H. Graef
March 28, 1990
Page 5

- F. Plat of Section 1, Plat "D", Brookview Farms 54/110, 4/30/86 (2 pages, reduced)
- G. Second Amended Partial Development Plan, Section 1, Brookview Farms, approved 7/22/88 (3 pages, reduced)
- H. Three Deeds, 11/21/88 (11 pages)
- I. Plumbing Permits (#P003030 & #P003033), 1/23/89 (1 page, reduced)
- J. Baltimore County Zoning Regulations, pages 1B-17, 1B-18, 1B-20, 1B-21, and 5-2 (5 pages)
- K. Baltimore County Development Regulations, Section 22-67 (1 page)

If you or Mr. Peck would disagree with the requirements, procedures or any actions by the Zoning Staff, it is your right as an "interested person" to petition the Zoning Commissioner for a Special Hearing pursuant to Section 500.7 (Baltimore County Zoning Regulations). If you have any further questions concerning this subdivision, the actions of the Zoning staff or any application or approval procedures, please feel free to contact me in this office at 887-3391.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

cc: Wells Peck
Kenneth D. Pezzulla, Esquire
~~Alexander~~ P. Ratych, L.S.
J. Robert Haines
James E. Dyer
Harry Grace
Files

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



B

April 2, 1974

IX-258

Robert W. Irving, Vice-President
The Equitable Trust Company
Calvert and Fayette Streets
Baltimore, Maryland 21202

Re: Subdivision Plat Section 1,
"The Beeches"

Dear Mr. Irving:

Reference is made to that certain Subdivision Plat, entitled "Third Revised Plat, Section One, The Beeches" dated March 6, 1974, and recorded in the Land Records of Baltimore County (Liber 37 Folio 88) on March 20, 1974, and in particular to the density allocation on the plat which allocates dwelling units among the three numbered lots thereon and the remainder of the tract disproportionately to the acreage of each - specifically, only one dwelling unit is allocated to lot No. 3 and the density otherwise attributable to that lot has been assigned to the remaining land, exclusive of lots No. 1 and No. 2.

Please be advised that this allocation in dwelling unit density, disproportionate to the acreage involved, is specifically authorized by Section 1801.38 of the Baltimore County Zoning Regulations; and, accordingly, with the recordation of the aforesaid plat, development of lot No. 3 cannot exceed one dwelling unit.

Very truly yours,

A handwritten signature in dark ink, appearing to read "George H. Pryor".

George H. Pryor, Chief
Project and Development Planning Division

GHP:rh

i

Re: 5.99 Acres
Lot No. 3
"The Beeches"

You have requested a letter from us clarifying our intentions with respect to our conveyance to you and your wife of the above captioned property on May 30, 1974. In response to your request, please be advised of the following:

I trust that the foregoing information is responsive to your request.

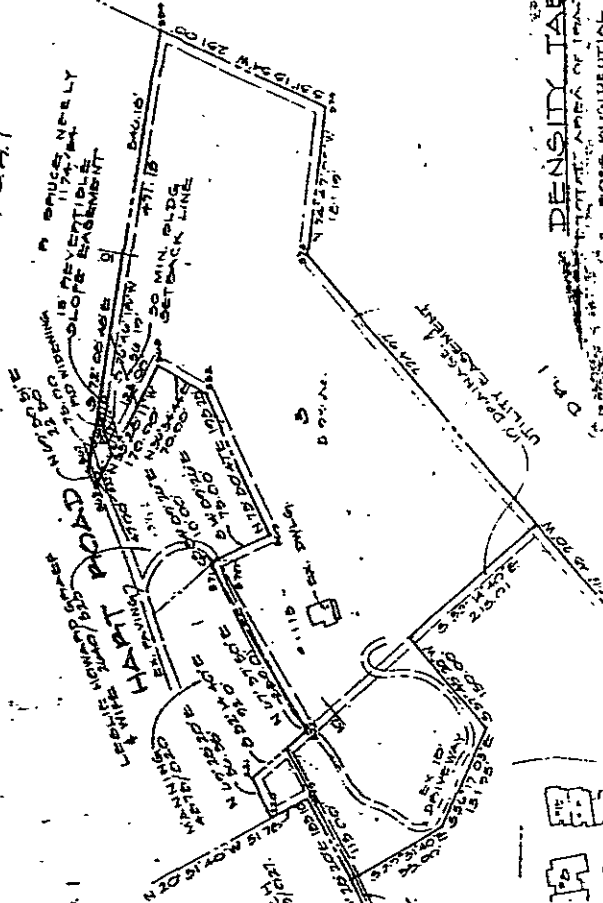
PROVIDENCE ROAD LIMITED PARTNERSHIP
 Providence Road Condominium Corp., General Partner

Clark F. MacKenzie
Clark F. MacKenzie, President

CFM/gb

FROM TO	RADIUS	LENGTH	TAN	DELTA	CHORD BEARING	P.D.T.
102	117	147.84	505.00	247.78	N 67° 44' 55" E	255.52
120	117	171.22	575.49	231.41	N 67° 44' 55" E	255.57
224	246	425.00	25.75	14.50	S 73° 50' 27" E	25.75
224	246	25.00	25.00	22.45	S 83° 55' 12" W	25.45
246	246	25.00	25.00	104.60	S 09° 55' 45" E	250.50

ZONING D.M.1



DENSITY TABULATIONS

1. GROSS RESIDENTIAL AREA - 24 ACRES
2. AREA OF STREETS - 0.61 ACRES
3. NET RESIDENTIAL AREA - 23.39 ACRES
4. PERMITTED DWELLING UNITS - 24
5. PERMITTED PARKING SPACES - 24
6. PERMITTED OPEN SPACE - 24
7. NO. OF DWELLING UNITS THIS SECTION - 24
8. NO. OF SPACES PROVIDED - 24
9. LOCAL OPEN SPACE REQUIRED - NONE
10. LOCAL OPEN SPACE THIS SECTION - 11.68 AC.
11. SECTION 1 ZONED 374.1

ENL. JR. 37 FOLD 83

DATE: MAR 20 1974

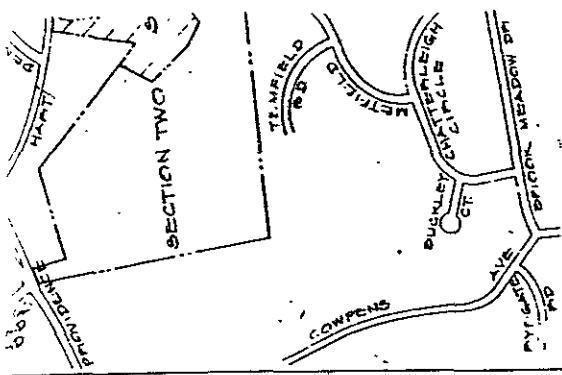
NOTE: Density of 24 dwelling units permitted - the whole tract containing 24.61 acres all be allocated as to 24.61 acres.

THIRD REVISED PLAT SECTION ONE THE BEECHES

ELECTION DISTRICT NO. 9 BALTO CO. MD. SCALE 1"=100' MARCH 6, 1974

COORDINATES		
NO.	EAST	NORTH
102	147.84	505.00
104	171.22	575.49
110	231.41	675.49
112	231.41	675.49
114	231.41	675.49
116	231.41	675.49
118	231.41	675.49
120	231.41	675.49
122	231.41	675.49
124	231.41	675.49
126	231.41	675.49
128	231.41	675.49
130	231.41	675.49
132	231.41	675.49
134	231.41	675.49
136	231.41	675.49
138	231.41	675.49
140	231.41	675.49
142	231.41	675.49
144	231.41	675.49
146	231.41	675.49
148	231.41	675.49
150	231.41	675.49
152	231.41	675.49
154	231.41	675.49
156	231.41	675.49
158	231.41	675.49
160	231.41	675.49
162	231.41	675.49
164	231.41	675.49
166	231.41	675.49
168	231.41	675.49
170	231.41	675.49
172	231.41	675.49
174	231.41	675.49
176	231.41	675.49
178	231.41	675.49
180	231.41	675.49
182	231.41	675.49
184	231.41	675.49
186	231.41	675.49
188	231.41	675.49
190	231.41	675.49
192	231.41	675.49
194	231.41	675.49
196	231.41	675.49
198	231.41	675.49
200	231.41	675.49

LOCATION



A

F

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

#57

This Deed, MADE THIS 25th day of ~~September~~ October

in the year one thousand nine hundred and eighty-eight by and between

Wells Peck, by KENNETH D. PEZZULLA, his Attorney-in-Fact acting under and by virtue of the Power of Attorney dated 2 September 1988 and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland and Anne M. Peck, his wife, by KENNETH D. PEZZULLA, her Attorney-in-Fact acting under and by virtue of the Power of Attorney dated 21 October 1988 and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland parties of the first part and

WELLS PECK and ANNE M. PECK, husband and wife, parties of the second part,

WITNESSETH, That in consideration of the sum of ^{NONE} ONE Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Wells Peck and Anne M. Peck, by their Attorney-in-Fact, Kenneth D. Pezzulla, acting by virtue and pursuance of the power and authority vested in him by the Powers of Attorney aforesaid

do es grant and convey to the said as tenants by the entireties, their

Wells Peck and Anne M. Peck, his wife.

personal representatives/~~successors~~ and assigns

, in fee simple, all

that lot of ground situate in

Baltimore County, Maryland RC/F

and described as follows, that is to say:

DEED 33.00
SM CLERK 0
#87487 C002 R02 T09: 33.00
11/22/88

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the property which by Deed dated August 5, 1988 and recorded among the Land Records of Baltimore County prior was granted and conveyed by the Ryland Group, Inc. to Wells Peck, the herein Grantor.

ALSO, BEING the property which by Deed dated 30 May 1974 and recorded among the Land Records of Baltimore County in Liber 5450 at Page 218 from Providence Road Limited Partnership to R. Wells Peck and Anne M. Peck, the herein Grantors.

This conveyance is not part of a transaction in which there is a sale, lease or exchange of all or substantially all of the assets of the said Grantors.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AT DATE 11-21-88

Per Rachman
Authorized Signature
Date 11-21-88 Sec. 11-85 E

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By

Date

MICROFILMED

DESCRIPTION OF PROPERTY
OF WELLS PECK
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Alexander P. Ratych, Prof. L.S.
Richard J. Truelove, P.E.
Kevin L. Quafat, P.E.
Paul A. Ratych
Edward F. Daiaco-Lohr, Prop. L.S.
Robert L. Hayme

BEGINNING FOR THE SAME at a point on the Northwesterly side of Brookview Road, and in the Northeasterly corner of Lot 56 as shown on Plat of Section One, Plat "D", Brookview Farms, recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr., 54 folio 110; thence binding along the Northwesterly side of Brookview Road by a curve to the left having a radius of 225.00 for an arc distance of 50.42 feet and a chord of South 28 degrees 47 minutes 44 seconds West 50.32 feet; thence leaving Brookview Road and running by a line parallel and 50.00 feet distant, measured at right angles, from the Easternmost boundary of Lot 56, North 54 degrees 47 minutes 00 seconds West 170.02 feet to intersect the Northwesternmost outline of said Lot 56; thence binding thereon South 56 degrees 45 minutes 20 seconds West 61.03 feet to a point in the Southwesterly corner of Lot 3, as shown on Revised Plat, Section One, The Beeches recorded in Plat Book 37, Folio 59; thence binding along the outlines of said Lot 3 the following nineteen courses and distances:

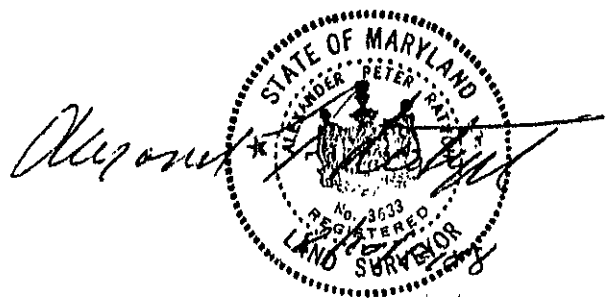
- 1) North 32 degrees 14 minutes 40 seconds West 215.01 feet
- 2) South 57 degrees 45 minutes 20 seconds West 150.00 feet
- 3) North 56 degrees 17 minutes 03 seconds West 131.95 feet
- 4) North 20 degrees 31 minutes 40 seconds West 135.00 feet
- 5) North 69 degrees 28 minutes 20 seconds East 113.00 feet
- 6) North 20 degrees 31 minutes 40 seconds West 51.78 feet

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312

DESCRIPTION OF PROPERTY
OF WELLES PECK
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
PAGE 2

7) North 69 degrees 28 minutes 20 seconds East 56.35 feet
8) South 32 degrees 14 minutes 40 seconds East 92.00 feet
9) North 67 degrees 37 minutes 50 seconds East 239.01 feet
10) South 34 degrees 09 minutes 26 seconds East 10.00 feet
and 11) South 14 degrees 09 minutes 26 seconds East 75.00
feet 12) North 73 degrees 30 minutes 47 seconds East 193.25
feet 13) North 36 degrees 34 minutes 44 seconds East 70.00
feet 14) North 53 degrees 28 minutes 11 seconds West 170.00
feet 15) 69 degrees 30 minutes 51 seconds East 22.50 feet
along or near the Northerly side of Hart Road 16) South 72
degrees 08 minutes 48 seconds East 546.18 feet 17) South 31
degrees 13 minutes 54 seconds West 231.00 feet 18) North 74
degrees 47 minutes 00 seconds West 181.19 feet and 19)
South 56 degrees 45 minutes 20 seconds West 330.72 feet to
the Northeasterly corner of the beforementioned Lot 56;
thence binding along the Easternmost outline of said Lot 56
South 54 degrees 47 minutes 00 seconds East 144.68 feet to
the point of beginning; containing 6.204 acres more or less.
BEING AND COMPRISING: 1) Part of Lot 3, Plat of Section
One, The Beeches, recorded in Plat Book 37, Folio 59 and
2) Part of Lot 56, Brookview Farms, recorded in Plat Book
54, Folio 110.

8/10/88



VICINITY MAP
SCALE: 1"=2000'

Revised Plot
Section One
The Deedees
R.H.K. Jr. 371/2

NOTE.

1. No underground fuel tanks on site.
2. Dwelling units to be connected to Public Water & Sewer.
3. Entire site underlain by Manor channery loam.

DEPARTMENT
OF
ENVIRONMENTAL PROTECTION
AND
RESOURCE MANAGEMENT

Approved Robert L. Smith, Jr. DATE 8-23-58 RS



7427 Herford Road • Baltimore, Maryland 21234 • (301) 444-4312

PLAT TO ACCOMPANY
DESCRIPTION
PROPERTY OF
WELLS PECK

9th Election District
Baltimore County, Md.

SCALE: 1" = 100'

DATE 8-10-38

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said

Wells Peck and Anne M. Peck, his wife, as tenants by the entireties, their

personal representatives/~~XXXXXX~~

and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

Anne M. Peck
Anne M. Peck, by her attorney in fact

Wells Peck (SEAL)
Wells Peck, by his attorney-in-fact

By: Kenneth D. Pezzulla
Kenneth D. Pezzulla, Attorney-in-Fact

By: Kenneth D. Pezzulla (SEAL)
Kenneth D. Pezzulla, Attorney-in-Fact

STATE OF MARYLAND, City of Baltimore, to wit:

I HEREBY CERTIFY, That on this 25th day of October, in the year one thousand nine hundred and eighty-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kenneth D. Pezzulla, Attorney-in-Fact for Wells Peck and in pursuance of the power and authority set forth in the * known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mary K. Sullivan
Mary K. Sullivan, Notary Public

My Commission expires:

7/1/90

* Power of Attorney hereinbefore mentioned. I acknowledged the foregoing to be the act of the said Wells Peck and also acknowledged the foregoing to be the act of Kenneth D. Pezzulla as such Attorney-in-Fact and further made oath in due form of law that at the time of the execution of the within instrument, he did not have actual knowledge of the revocation or termination of the above mentioned Power of Attorney by death, disability or incompetence or any cause whatsoever.

I HEREBY CERTIFY, That on this 25th day of October, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kenneth D. Pezzulla, Attorney-in-Fact for Anne M. Peck and in pursuance of the power and authority set forth in the Power of Attorney hereinbefore mentioned. I acknowledge the foregoing to be the act of Kenneth D. Pezzulla as such Attorney-in-Fact and further made oath in due form of law that at the time of execution of the within instrument, he did not have actual knowledge of the revocation or termination of the above mentioned Power of Attorney by death, disability or incompetence or any cause whatsoever, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mary K. Sullivan
Mary K. Sullivan, Notary Public

My Commission Expires: 7/1/90

mail 40:
PRESTIGE TITLE COMPANY
9175 GUILFORD RD.
COLUMBIA, MD 21046
SUITE 320

This Deed, MADE THIS 25th day of ~~September~~ October

in the year one thousand nine hundred and eighty-eight by and between

Wells Peck, by KENNETH D. PEZZULLA, his Attorney-in-Fact acting under and by virtue of the Power of Attorney dated 2 September 1988 and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland and

Anne M. Peck, his wife, by KENNETH D. PEZZULLA, her Attorney-in-Fact acting under and by virtue of the Power of Attorney dated 21 October 1988 and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland parties of the first part and

WELLS PECK and ANNE M. PECK, husband and wife, parties of the second part,

WITNESSETH, That in consideration of the sum of ^{NONE} ONE Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Wells Peck and Anne M. Peck, by their Attorney-in-Fact, Kenneth D. Pezzulla, acting by virtue and pursuance of the power and authority vested in him by the Powers of Attorney aforesaid

do es grant and convey to the said
as tenants by the entireties, their

Wells Peck and Anne M. Peck, his wife,

personal representatives/~~SUCCESSORS~~ and assigns

, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

D RC/F 32.00

DEED 0
SM CLERK 32.00

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

#87488 C002 R02 T091
11/22

BEING part of the property which by Deed dated August 5, 1988 and recorded among the Land Records of Baltimore County prior was granted and conveyed by the Ryland Group, Inc. to Wells Peck, the herein Grantor.

ALSO, BEING the property which by Deed dated 30 May 1974 and recorded among the Land Records of Baltimore County in Liber 5450 at Page 218 from Providence Road Limited Partnership to R. Wells Peck and Anne M. Peck, the herein Grantors.

This conveyance is not part of a transaction in which there is a sale, lease or exchange of all or substantially all of the assets of the said Grantors.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 11/21/88

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
[Signature]
Authorized Signature
Date 11-21-88 Sec. 11-85 E

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

11-21-88

32

DESCRIPTION OF PROPERTY

LOT 3 A, THE BEECHES

Ninth Election District, Baltimore County, Maryland

 Alexander P. Ratych, Prof. L.S.
 Richard J. Truelove, P.E.
 Kevin L. Quale, P.E.
 Paul A. Ratych
 Edward S. Deieso-Lohr, Prop. L.S.
 Robert L. Haynie

BEGINNING FOR THE SAME at a point on the Northwestern side of Brookview Road as shown on the Plat of Brookview Farms, recorded among the Land Records of Baltimore County in Plat Book 54, Folio 110; said point being situate 25.21 feet, measured in the Southwesterly direction along said Northwestern side of Brookview Road from the Southeasterly corner of Lot 56 as shown on said plat; thence running from said point of beginning and binding along the Northwestern side of Brookview Road by a curve to the left having a radius of 225.00 feet for an arc length of 25.21 feet and a chord of South 25 degrees 36 minutes 40 seconds West 25.20 feet; thence leaving Brookview Road and running for a new line of division through said Lot 56, parallel and 25.00 feet distant, measured at right angles, from the Easternmost outline of said Lot 56, North 54 degrees 47 minutes 00 seconds West 170.02 feet to intersect the Northwesternmost outline of said Lot 56; thence binding thereon South 56 degrees 45 minutes 20 seconds West 61.03 feet to a point in the Southwesterly corner of Lot 3, as shown on Revised Plat, Section One, The Beeches recorded in Plat Book 37, Folio 59; thence binding along the outlines of said Lot 3 the following eleven courses and distances: 1) North 32 degrees 14 minutes 40 seconds West 215.01 feet 2) South 57 degrees 45 minutes 20 seconds West 150.00 feet 3) North 56 degrees 17 minutes 03 seconds West 131.95 feet 4) North 20 degrees 31 minutes 40 seconds West 135.00 feet 5) North 69 degrees 28 minutes 20 seconds East 113.00 feet 6) North 20 degrees 31 minutes 40 seconds West 51.78 feet 7) North 69 degrees 28 minutes 20 seconds East 56.35 feet 8) South 32 degrees 14 minutes 40 seconds East 92.00 feet 9) North 67 degrees 37 minutes 50 seconds East 239.01 feet 10) South 34 degrees 09 minutes 26 seconds East 10.00 feet and 11) South 14 degrees 09 minutes 26 seconds East 75.00 feet; thence leaving the outlines of Lot 3 and running for a new line of division South 07 degrees 18 minutes 14 seconds East 295.87 feet to intersect the division line between said Lot 3 The Beeches and

 7427 Harford Road
 Baltimore, Maryland 21234
 (301) 444-4312

Page 2

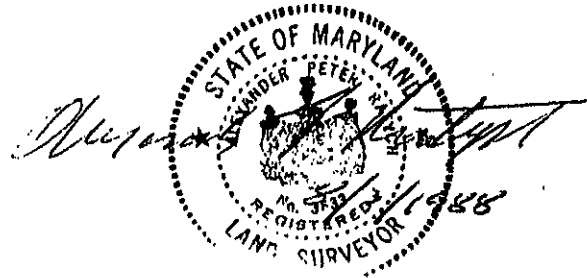
Description of Property

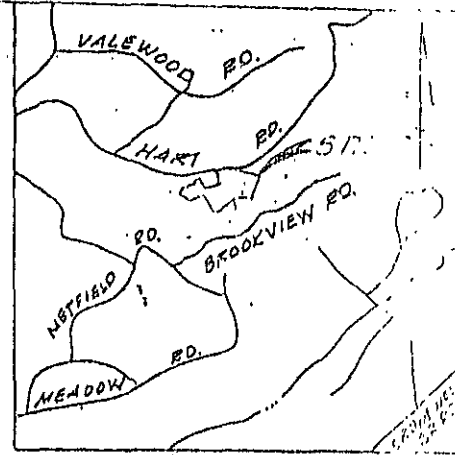
Lot 3 A, The Beeches

Lot 56, Brookview Farms; thence running for another new line of division through said Lot 56, parallel and 25.00 feet distant, measured at right angles, from the Easternmost outline of said Lot 56, South 54 degrees 47 minutes 00 seconds East 155.93 feet to the point of beginning ; containing 2.616 acres more or less.

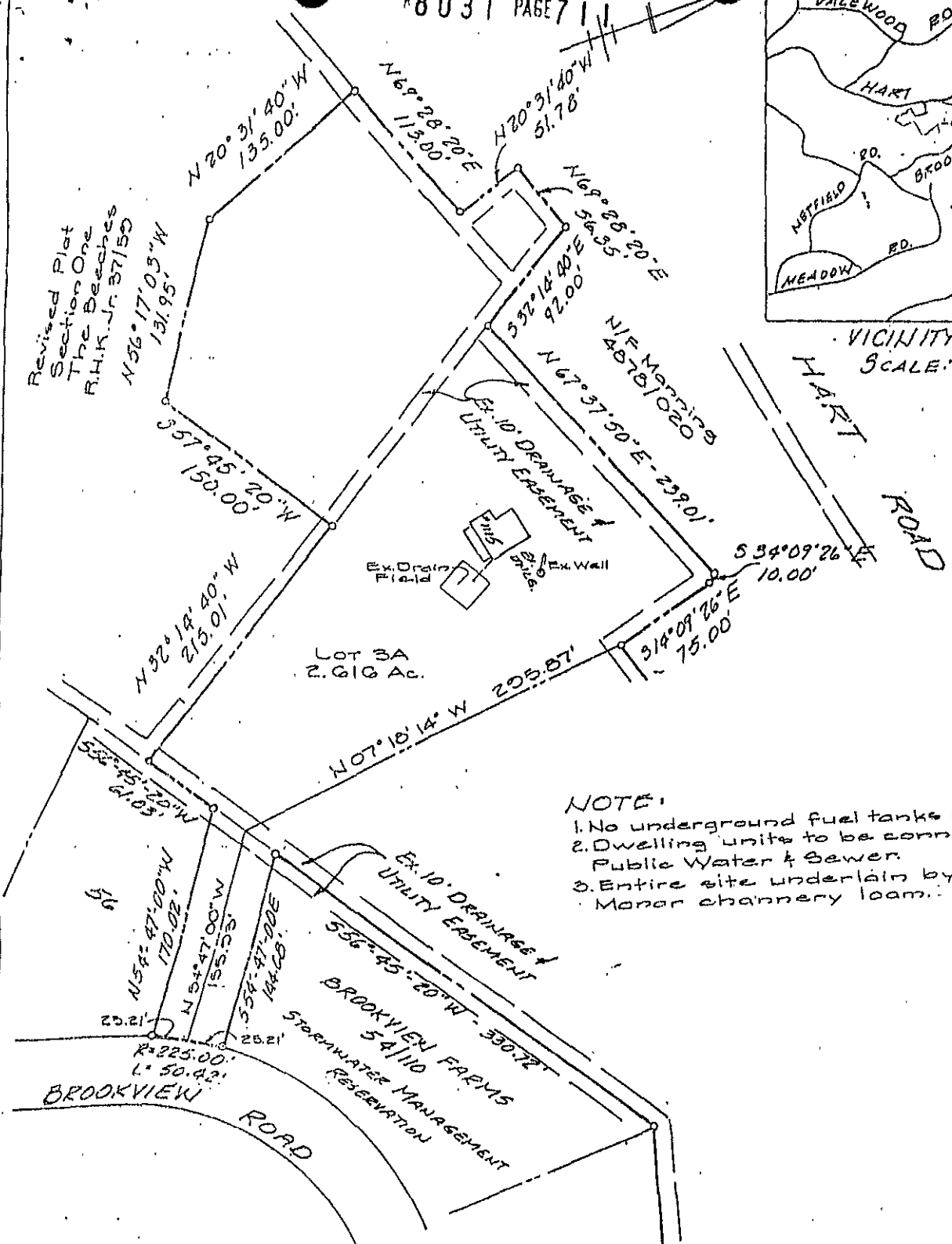
BEING part of Lot 3, Revised Plat, Section One, The Beeches recorded in Plat Book 37, Folio 59 and part of Lot 56, Brookview Farms, recorded in Plat Book 54, folio 110.

8/3/1988





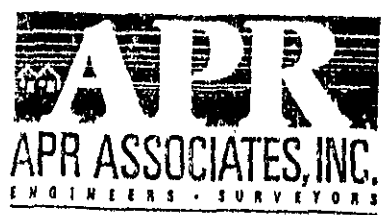
VICINITY MAP
SCALE: 1"=2000'



DEPARTMENT
OF
ENVIRONMENTAL PROTECTION
AND
RESOURCE MANAGEMENT

Approved [Signature] DATE 8/23/88

Owner & Developer
Wells Peck
Towson, Maryland



7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

SUBDIVISION OF
LOT NR 3

SECTION ONE
THE BEECHES

9th Election District
Baltimore County, Md.

SCALE: 1"=100' DATE 7-11-88

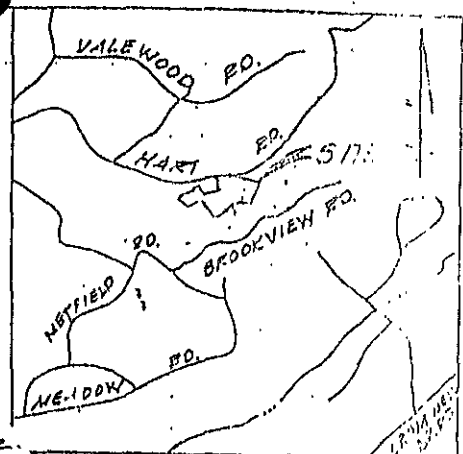
I HEREBY CERTIFY, That on this 25th day of October, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kenneth D. Pezzulla, Attorney-in-Fact for Anne M. Peck and in pursuance of the power and authority set forth in the Power of Attorney hereinbefore mentioned. I acknowledge the foregoing to be the act of Kenneth D. Pezzulla as such Attorney-in-Fact and further made oath in due form of law that at the time of execution of the within instrument, he did not have actual knowledge of the revocation or termination of the above mentioned Power of Attorney by death, disability or incompetence or any cause whatsoever, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mary K. Sullivan
Mary K. Sullivan, Notary Public

My Commission Expires: 7/1/90

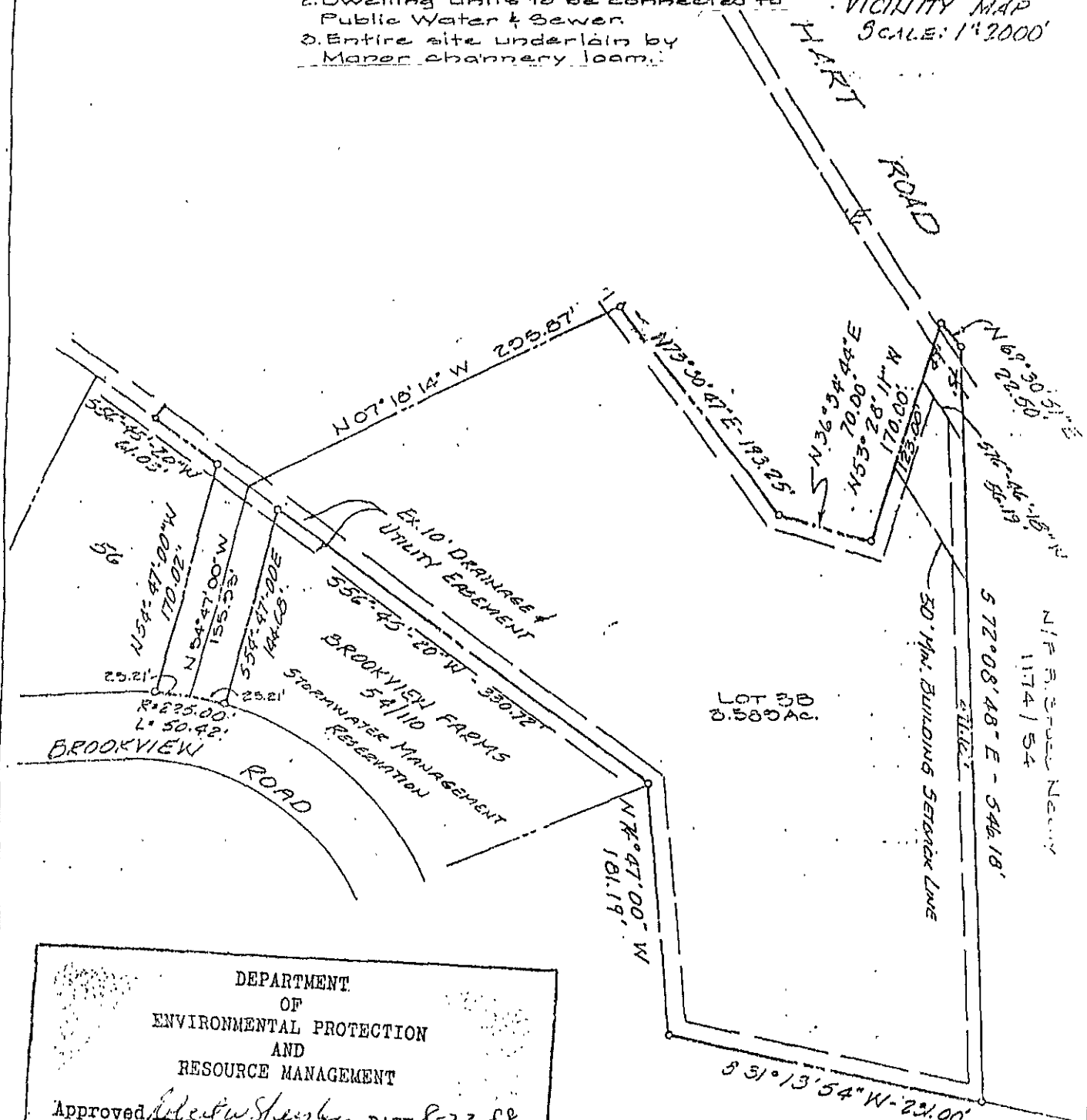
mail 40.
PRESTIGE TITLE COMPANY
9175 COLUMBIAN RD.
COLUMBIA, MD 21046
SUITE 320



NOTE:

1. No underground fuel tanks on site.
2. Dwelling units to be connected to Public Water & Sewer.
3. Entire site underlain by Manor Channery loam.

VICINITY MAP
SCALE: 1"=2000'

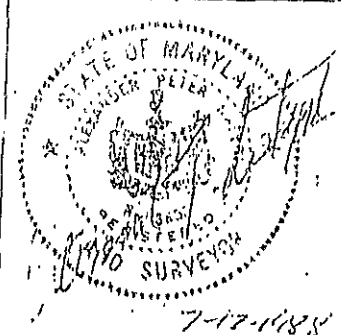


LOT 3B
2.583 AC.

N 1/4 Sec. 30
T 174 N
R 54 E

Owner & Developer
Wells Peck
Towson, Maryland

DEPARTMENT
OF
ENVIRONMENTAL PROTECTION
AND
RESOURCE MANAGEMENT
Approved: *Robert W. Sherry* DATE 8-23-88/BS



APR
APR ASSOCIATES, INC.
ENGINEERS • SURVEYORS

7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

SUBDIVISION OF
LOT NO. 3

SECTION ONE
THE BEECHES

9th Election District
Baltimore County, Md.

SCALE: 1"=100'

DATE 7-11-88



Alexander P. Ratych, Prof. L.S.
 Richard J. Truelove, P.E.
 Kevin L. Quetel, P.E.
 Paul A. Ratych
 Edward E. Diaco-Lohr, Prop. L.S.
 Robert L. Haynie

DESCRIPTION OF PROPERTY
 LOT 3 B, THE BEECHES
 NINTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northwesternly side of Brookview Road as shown on the plat of Brookview Farms, recorded among the Land Records of Baltimore County in Plat Book 54, Folio 110 and in the Southeasterly corner of Lot 56 as shown on said plat; thence running from said point of beginning and binding along said Northwesternly side of Brookview Road by a curve to the left having a radius of 225.00 feet for an arc length of 25.21 feet and a chord of South 32 degrees 01 minutes 50 seconds West 25.20 feet; thence leaving Brookview Road and running for a new line of division through said Lot 56, parallel and 25.00 distant, measured at right angles, from the Easternmost outline of said Lot 56, North 54 degrees 47 minutes 00 seconds West 155.93 feet to intersect the division line between said Lot 56 and Lot 3, as shown on Revised Plat, Section One, The Beeches recorded in Plat Book 37, folio 59; thence running for a new line of division through said Lot 3 North 07 degrees 18 minutes 14 seconds West 295.87 feet to a corner of said Lot 3; thence binding along the outlines of said Lot 3 the following eight courses and distances: 1) North 73 degrees 30 minutes 47 seconds East 193.25 feet 2) North 36 degrees 34 minutes 44 seconds East 70.00 feet 3) North 53 degrees 28 minutes 11 seconds West 170.00 feet 4) North 69 degrees 30 minutes 51 seconds East 22.50 feet along or near the Northerly side of Hart Road 5) South 72 degrees 08 minutes 48 seconds East 546.18 feet 6) South 31 degrees 13 minutes 54 seconds West 231.00 feet 7) North 74 degrees 47 minutes 00 seconds West 181.19 feet and 8) South 56 degrees 45 minutes 20 seconds West 330.72 feet to the Northeasterly corner of the beforementioned Lot 56; thence binding along the Easternmost outline of said Lot 56 South 54 degrees 47 minutes 00 seconds East 144.68 feet to the point of beginning; containing 3.589 acres more or less.

BEING AND COMPRISING: 1) Part of Lot 3, Plat of Section One, The Beeches, recorded in Plat Book 37, Folio 59 and 2) Part of Lot 56, Brookview Farms, recorded in Plat Book 54, Folio 110.

8/3/1988



7427 Harford Road
 Baltimore, Maryland 21234
 (301) 444-4312

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said

Wells Peck and Anne M. Peck, his wife, as tenants by the entireties, their,

personal representatives/~~successors~~

and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

Anne M. Peck
Anne M. Peck, by her attorney in fact

Wells Peck (SEAL)
Wells Peck, by his attorney-in-fact

By: Kenneth D. Pezzulla
Kenneth D. Pezzulla, Attorney-in-Fact

By: Kenneth D. Pezzulla (SEAL)
Kenneth D. Pezzulla, Attorney-in-Fact

STATE OF MARYLAND, City of Baltimore, to wit:

I HEREBY CERTIFY, That on this 25th day of October, in the year one thousand nine hundred and eighty-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kenneth D. Pezzulla, Attorney-in-Fact for Wells Peck and in pursuance of the power and authority set forth in the * known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

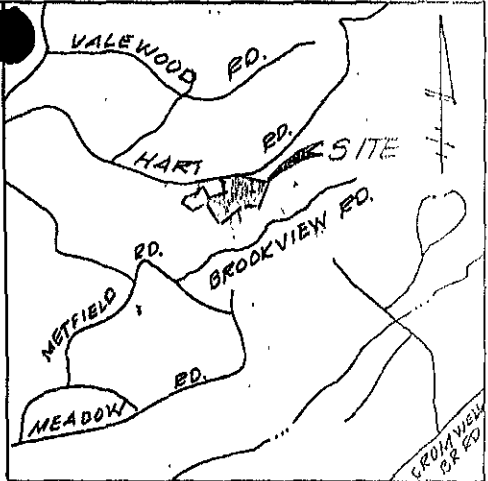
Mary H. Sullivan
Mary H. Sullivan, Notary Public

My Commission expires:

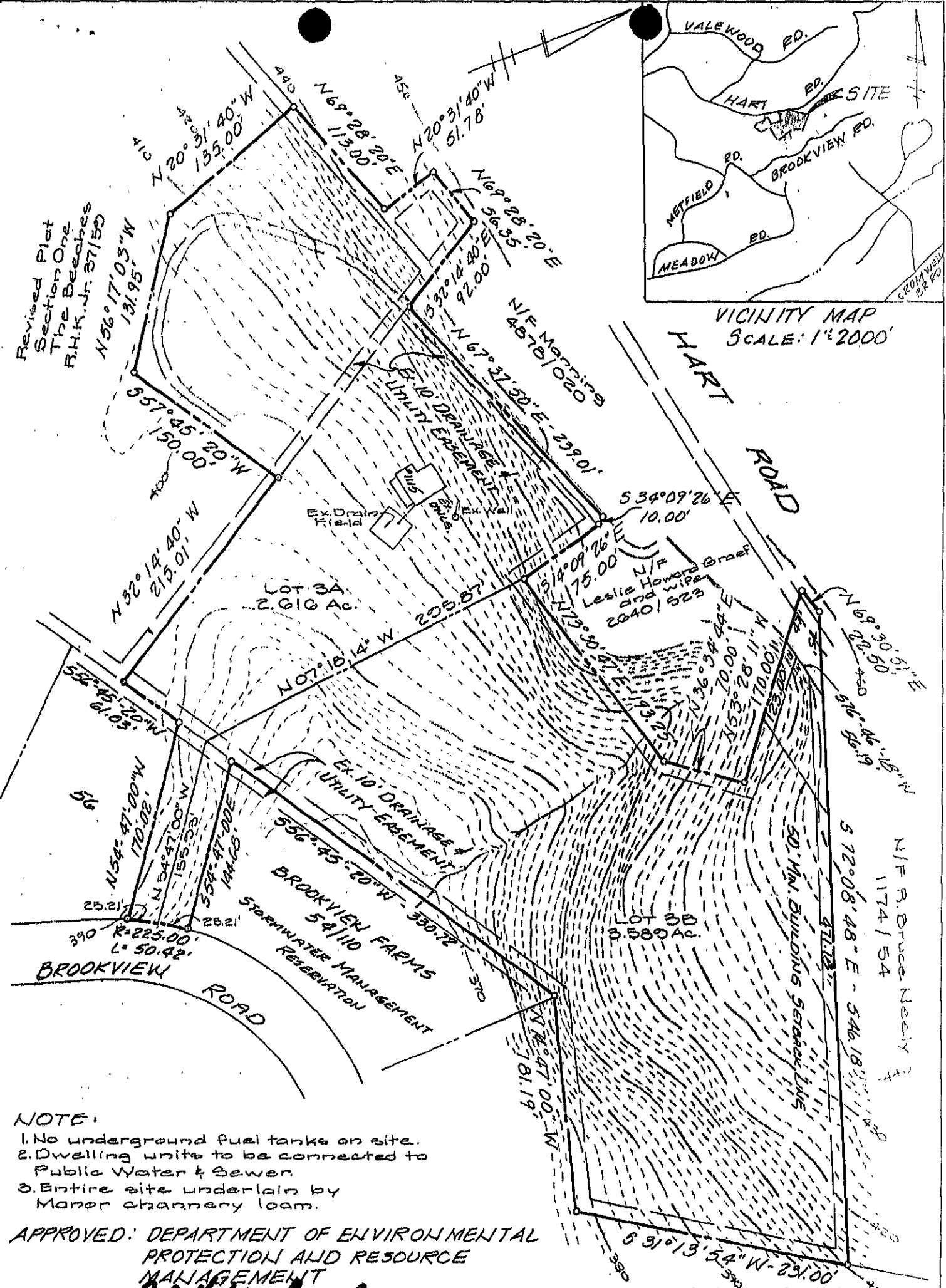
7/1/90

* Power of Attorney hereinbefore mentioned. I acknowledged the foregoing to be the act of the said Wells Peck and also acknowledged the foregoing to be the act of Kenneth D. Pezzulla as such Attorney-in-Fact and further made oath in due form of law that at the time of the execution of the within instrument, he did not have actual knowledge of the revocation or termination of the above mentioned Power of Attorney by death, disability or incompetence or any cause whatsoever.

Revised Plat
Section One
The Beeches
B.H.K. Jr. 37153



VICINITY MAP
SCALE: 1"=2000'



NOTE:

1. No underground fuel tanks on site.
2. Dwelling units to be connected to Public Water & Sewer.
3. Entire site underlain by Manor channery loam.

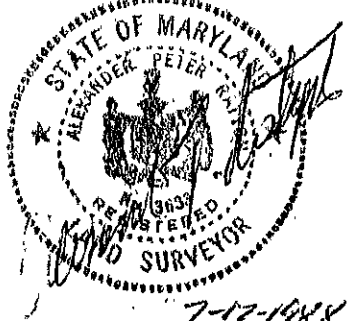
APPROVED: DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE
MANAGEMENT

Robert W. Sheehy
DIRECTOR

7-28-88

DATE RBS

Owner & Developer
Wells Peck
Townson, Maryland



APR
APR ASSOCIATES, INC.
ENGINEERS • SURVEYORS

7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

SUBDIVISION OF
LOT NO 3

SECTION ONE
THE BEECHES

9th Election District
Baltimore County, Md.

SCALE: 1"=100'

DATE 7-10-88

IN RE: PETITION FOR SPECIAL HEARING
NW/8 Brookview Road, 1500 ft. E
of c/1 Providence Road
1113 Hart Road
9th Election District
6th Councilmanic District
Wells Peck, et ux, Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-58-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 1113 Hart Road in Towson. The Petition is filed by Wells Peck and Suzanne Peck, his wife, property owners. Special Hearing relief is requested, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to approve the 4th amended partial development plan, Section 1, for the subdivision known as The Beeches. Specifically, approval is sought of the re-subdivision of lot #3 into two lots, to be known as lots 3A and 3B and to add to lot No. 3, a strip of land 50 ft. wide from lot No. 56 of Brookview Farms, containing 7,780 sq. ft. The proposed 50 ft. strip to be added is zoned D.R.1 and encompasses .1786 density unit. Moreover, approval is requested to subdivide said 50 ft. wide parcel into two 25 ft. wide parcels, one to be added to lot No. 3A and the second to lot No. 3B. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the 4th Amended Partial Development Plan for Section 1 of the Beeches.

Appearing at the requisite public hearing held for this case was Alexander P. Ratych on behalf of Wells Peck and Suzanne Peck, Petitioners. Also present were several members of the surrounding community who appeared as interested persons. They included Irwin Cohen, the Property Manager for David Feldman, Inc., Walter Lyman, Dan Betscher and Jack Cannella. None of these individuals appeared in opposition to the request, per se, rather to learn of the nature of the proposal.

Apparently, the Petition for Special Hearing was filed as a result of information obtained by the property owner from the Office Permits and Development Management. Specifically, a history of the subject properties, and the relief required in order to legitimize the subdivision of same, is contained within a letter from W. Carl Richards, Zoning Coordinator, dated March 28, 1990. That letter is contained within the file and provides a complete history of the issues generated within the Petition.

Essentially, the Petitioners propose to subdivide lot No. 3 of that subdivision known as the Beeches. In its entirety, lot No. 3 is approximately 5.99 acres zoned D.R.1. Lot No. 3 is located on the northeast side of the Beeches subdivision, and borders Hart Road to the north and Metfield Road to the south. Lot No. 3 was previously subdivided and the deeds evidencing same were recorded in the Land Records office of Baltimore County in 1988. Two lots were created, known as lot No. 3A containing 2.616 acres and lot No. 3B containing 3.589 acres. The Petitioners propose constructing two single family dwellings, one on each lot.

As outlined in Mr. Richard's letter of March 28, 1990, the subdivision was illegal. The Petitioners failed to submit an amendment of the Final Development Plan for The Beeches. Mr. Richards recommended that a Petition for Special Hearing be submitted. Although it is now 6 years after that recommendation, the subject Petition for Special Hearing is generated by Mr. Richard's comments.

Moreover, a small 25 ft. strip will be added to both lots. As shown on the plan, the Petitioners have acquired a 50 ft. wide strip which will provide vehicular access to both lots from Brookview Road. Each lot has acquired a 25 ft. wide section of that strip, in order to obtain the necessary acreage for a driveway to be added. Obviously, these driveways will be utilized to serve the proposed single family dwellings on lots 3A and 3B.

- 2 -

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. It is to be noted that none of the interested persons who appeared at the hearing opposed the request. Moreover, there is no adverse comment as to the request from any County agency which reviewed the project. In this regard, it is to be emphasized that Mr. Richards suggested that the Petitioners file the subject Petition in order to legitimize the prior conveyances of record. Based upon all of these factors, I am persuaded that the Petition should be granted and that same will not detrimentally affect the health, safety or general welfare of the locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the 4th Amended Partial Development Plan, Section 1, for the subdivision known as The Beeches, and re-subdivision of lot 3 into 2 lots, known as lots 3A and 3B, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to add to lot No. 3, a strip of land 50 ft. wide from lot No. 56 of Brookview Farms, containing 7,780 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to subdivide said 50 ft. wide parcel into two, 25 ft. wide parcels, one to be added to lot No. 3A and the second to lot No. 3B, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

- 3 -

for returning, said property to its original condition.

LES:mmm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9/27/96
By LES

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 27, 1996

Mr. Alexander P. Ratych
APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234

RE: Petition for Special Hearing
Case No. 97-58-SPH
Property: 1113 Hart Road, Balto. Md. 21204
Wells Peck, et ux, Petitioners

Dear Mr. Ratych:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

encl.
c: Mr. and Mrs. Wells Peck, 4025 Center Pointe Drive, Sarasota, FLA 34233
c: Mr. Irwin Cohen, Property Mgr., The Beeches Condominium
c/o David O. Feldman, Inc., 107 Sudbrook Lane, Pikeville, 21208



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1113 HART ROAD, BALTIMORE, MD 21204
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

4TH AMENDED PARTIAL DEVELOPMENT PLAN

SECTION I

THE BEECHES
Resubdivide Lot 3 into 2 lots - Lot 3A and 3B
Add to Lot 3 Northeastly 50' of Lot 56, Brookview Farms
(Plat Book 54-Folio 110) containing 7,780 square feet,
DR. 1 or 0.1786 density unit. Subdivide 50' wide parcel
into two, 25' wide parcels, one to be added to Lot 3A,
the second to Lot 3B.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and
am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessor

Print or Print Name

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Print or Print Name

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)
(Legal Owners)

WELLS PECK
Print or Print Name

Signature

Suzanne Peck
Print or Print Name

Signature

4025 Center Pointe Drive
Address

Sarasota, Florida 34233
City

APR ASSOCIATES, INC.
Print or Print Name

7427 Harford Road
Address

Baltimore, Maryland 21234
City

444-4312
Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

OTHER

REVIEWED BY: LES DATE: 9/27/96

ZONING DESCRIPTION
FOR 1113 HART ROAD
DESCRIPTION OF PROPERTY
OF WELLS PECK
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northwestly side of Brookview Road, and in the Northeastly corner of Lot 56 as shown on Plat of Section One, Plat "D", Brookview Farms, recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr., 54 folio 110; thence binding along the Northwestly side of Brookview Road by a curve to the left having a radius of 225.00 for an arc distance of 50.42 feet and a chord of South 28 degrees 47 minutes 44 seconds West 50.32 feet; thence leaving Brookview Road and running by a line parallel and 50.00 feet distant, measured at right angles, from the Easternmost boundary of Lot 56, North 54 degrees 47 minutes 00 seconds West 170.02 feet to intersect the Northwestmost outline of said Lot 56; thence binding thereon South 56 degrees 45 minutes 20 seconds West 61.03 feet to a point in the Southwestly corner of Lot 3, as shown on Revised Plat, Section One, The Beeches recorded in Plat Book 37, Folio 59; thence binding along the outlines of said Lot 3 the following nineteen courses and distances:

- 1) North 32 degrees 14 minutes 40 seconds West 215.01 feet
- 2) South 57 degrees 45 minutes 20 seconds West 150.00 feet
- 3) North 56 degrees 17 minutes 03 seconds West 131.95 feet
- 4) North 20 degrees 31 minutes 40 seconds West 135.00 feet
- 5) North 69 degrees 28 minutes 20 seconds East 113.00 feet
- 6) North 20 degrees 31 minutes 40 seconds West 51.78 feet

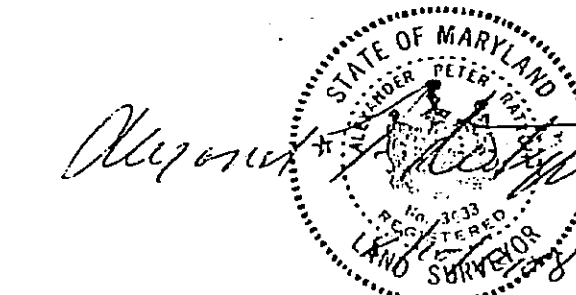


APR ASSOCIATES, INC.
Alexander P. Ratych, Pres. L.S.
Richard A. Bradley, V.P.
Kevin J. Smith, Jr.
Paul A. Farnell
Edward F. Thomas, Jr., Pres. L.S.
Robert E. Hays

ZONING DESCRIPTION
FOR 1113 HART ROAD
DESCRIPTION OF PROPERTY
OF WELLS PECK
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
PAGE 2

- 7) North 69 degrees 28 minutes 20 seconds East 56.35 feet
- 8) South 32 degrees 14 minutes 40 seconds East 92.00 feet
- 9) North 67 degrees 37 minutes 50 seconds East 239.01 feet
- 10) South 34 degrees 09 minutes 26 seconds East 10.00 feet
- and 11) South 14 degrees 09 minutes 26 seconds East 75.00 feet
- 12) North 73 degrees 30 minutes 47 seconds East 193.25 feet
- 13) North 36 degrees 34 minutes 44 seconds East 70.00 feet
- 14) North 53 degrees 28 minutes 11 seconds West 170.00 feet
- 15) 69 degrees 30 minutes 51 seconds East 22.50 feet
- along or near the Northerly side of Hart Road 16) South 72 degrees 08 minutes 48 seconds East 546.18 feet
- 17) South 31 degrees 13 minutes 54 seconds West 231.00 feet
- 18) North 74 degrees 47 minutes 00 seconds West 181.19 feet and 19) South 56 degrees 45 minutes 20 seconds West 330.72 feet to the Northeastly corner of the beforementioned Lot 56; thence binding along the Easternmost outline of said Lot 56 South 54 degrees 47 minutes 00 seconds East 144.68 feet to the point of beginning; containing 6.204 acres more or less. BEING AND COMPRISING: 1) Part of Lot 3, Plat of Section One, The Beeches, recorded in Plat Book 37, Folio 59 and 2) Part of Lot 56, Brookview Farms, recorded in Plat Book 54, Folio 110.

8/10/88



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: AUGUST 22, 1996
Posted for: A.P.R. ASXC - FOR SUZANNE PECK
Petitioner: 1113 HART RD.
Location of property: REAR OF PROPERTY
Location of Sign: BROOKVIEW ROAD (PANHANDLE)
Remarks: A.P.R. Signature: [Signature] Date of return: [Blank]
Number of Signs: 1

CASE NUMBER: 97-58-SPH (Item 57)
1113 Hart Road
NW/S Brookview Road, 1500' E of c/l Providence Road
9th Election District - 6th Councilmanic
Legal Owner(s): Wells Peck and Suzanne Peck

Special Hearing to approve 4th Amended Partial Development Plan, Section I, The Beeches.
HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.
APR Associates, 444-4312



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 57 Petitioner: Wells Peck

Location: 1113 Hart Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Alexander P. Ratyn

ADDRESS: 7427 Harford Rd

Beth MD 21234

PHONE NUMBER: 444-4312

TO: PUTNEY PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Alexander P. Ratyn
RPN Associates, Inc.
7427 Harford Road
Baltimore, MD 21234
444-4312

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-58-SPH (Item 57)
1113 Hart Road
NW/S Brookview Road, 1500' E of c/l Providence Road
9th Election District - 6th Councilmanic
Legal Owner(s): Wells Peck and Suzanne Peck

Special Hearing to approve 4th Amended Partial Development Plan, Section I, The Beeches.

HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 15, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-58-SPH (Item 57)
1113 Hart Road
NW/S Brookview Road, 1500' E of c/l Providence Road
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Special Hearing to approve 4th Amended Partial Development Plan, Section I, The Beeches.

HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

[Signature]
Arnold Jablon
Director

cc: Wells and Suzanne Peck
Alexander P. Ratyn

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 22, 1996

THE JEFFERSONIAN,

[Signature]
LEGAL AD - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

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CASE NUMBER: 97-58-SPH (Item 57)
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HEARING: MONDAY, SEPTEMBER 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

[Signature]

Arnold Jablon

Director

cc: Wells and Suzanne Peck

Alexander P. Ratyn

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Printed with Soybean Ink

on Recycled Paper

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GENERAL NOTES

1. OPEN SPACE TO BE RETAINED BY CONDOMINIUM CORPORATION.
2. ALL UNITS ARE FOR SALE.
3. 12 HIGH STREET LIGHTS TO BE PROVIDED ON-SITE.
4. ENTIRE SITE IS WOODED.
5. ALL PAVING AND PARKING AREAS ARE HATCHED IN/OUT CONC. CURB.
6. REFUSE TO BE DEPOSITED BY HOMEOWNERS IN DESIGNATED REFUSE COLLECTION AREAS.

ZONING - DR-1

ZONING - DR-1

DENSITY CALCULATIONS

1. EXISTING ZONING OF TRACT - DR-1 & DR-2B
2. TOTAL AREA OF TRACT - 62.01 ACRES
3. GROSS RESIDENTIAL AREA - 62.06 ACRES
4. PERMITTED NO. OF DWELLING UNITS - 12.88
5. GROSS RESIDENTIAL AREA THIS SECTION - 26.25 ACRES
6. AREA OF STREET - 0.41 ACRES
7. NET RESIDENTIAL AREA THIS SECTION - 25.84 ACRES
8. NUMBER OF DWELLING UNITS THIS SECTION - 33
9. REQUIRED PARKING SPACES THIS SECTION - 2,000 G.G. SPACES
10. PARKING SPACES PROVIDED THIS SECTION - 74
11. REQUIRED OPEN SPACE - NONE
12. OPEN SPACE SHOWN THIS SECTION - 12.88 ACRES

PURPOSE OF 1ST AMENDMENT

1. BREACH BANK LANE MADE 20' WIDE FROM METEFIELD ROAD TO BEECH LEAF COURT
2. DELETED PARKING
3. PROVIDED PARKING LAYOUT
4. PROVIDED WALKS
5. RELOCATED REF. 35 AREA
6. ADDED 2 UNITS NOS. 14 & 114 BREACH BANK LANE
7. ADDED 2 UNITS NOS. 6 & 8 BEECH LEAF COURT
8. PROVIDED OPEN SPACE LIMIT

PURPOSE OF 4TH AMENDMENT

1. Resubdivide lot 3 into 2 lots - lots 3A and 3B
2. Add to lot 3 northeasterly 50' of lot 56, Brookview Farms (plat book 54 - folio 110) containing 7,780 square feet, DR-1 or 0.1786 density unit.
3. Subdivide 50' wide parcel into two, 25' wide parcels, one to be added to lot 3A and the second to lot 3B.
4. The Second Amended Partial Development Plan for Brookview Farms was approved by the Office of Planning and Zoning on July 22, 1989, amending the tract boundary and deleting approximately 7,860 square feet from lot # 56.
5. Density Calculations for 3rd Amended Partial Development Plan, Section 1, The Beeches, allow total: 64.84 dwelling units.

The fraction of a density unit remaining unused in the Beeches Subdivision (0.84) dwelling units, was conveyed with Lot No. 3 and together with 0.1786 density units added from Brookview Farms to the Beeches will create another dwelling unit 0.840 + 0.1786 = 1.0186. This 1.0186 dwelling unit in addition to 1.00 base density unit permitted with the creation of lot # 3 would total 2.0186 dwelling units for lot # 3.

PURPOSE OF 3RD AMENDMENT

1. RESUBDIVIDED PORTION OF LOT 2 FOR 2 SEMI-DETACHED LOTS, CREATED AS - 25A - OPEN SPACE REMAINING AREA OF LOT 2 AND ALL OF LOT 1. REVISED LOCAL OPEN SPACE ACREAGE (MCA ENGR. CORR.)

PURPOSE OF 2ND AMENDMENT

1. ADDED LOTS 1, 2, 3
2. RELOCATED UNITS 2-3
3. REVISED OPEN SPACE - MIT.
4. REVISED PARKING
5. INCREASE ACREAGE OF TRACT.

4TH AMENDMENT BY:

APR ASSOCIATES INC.
Surveyors - Engineers
7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4332 - FAX (410) 444-4647
11/11/91
MD REG No 3633 DATE

OWNER
PROVIDENCE ROAD LIMITED PARTNERSHIP
603 BALTIMORE AVE
TOWSON, MARYLAND 21204



DAFT - McCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
1111 N. STREET, SILVER SPRING, MD. 20910
TELEPHONE 301-584-2121

4TH AMENDED PARTIAL DEVELOPMENT PLAN
SECTION I
THE BEECHES
8TH ELEC. DIST. BALTIMORE CO., MD.

DATE: 11-20-91
REVISIONS:
1. 11-20-91 1ST AMENDMENT
2. 11-20-91 2ND AMENDMENT
3. 11-20-91 3RD AMENDMENT
4. 11-20-91 4TH AMENDMENT
JOB ORDER NO. B-7268
ISSUE DATE JULY 19, 1993

1 of 2

MICROFILMED

GENERAL NOTES

1. OPEN SPACE TO BE RETAINED BY CONDOMINIUM CORPORATION.
2. ALL LOTS ARE FOR SALE.
3. 12 HIGH STREET LIGHTS TO BE PROVIDED ON-SITE.
4. ENTIRE SITE IS WOODED.
5. ALL PAVES AND PARKING AREAS ARE MACADAM W/ BIT CONC. CURBS.
6. REFUSE TO BE DEPOSITED BY HOMEOWNERS IN DESIGNATED REFUSE COLLECTION AREAS.

ZONING - DR-1

ZONING - DR-1

DENSITY CALCULATIONS

1. EXISTING ZONING OF TRACT - DR-1 & DR-2B.
2. TOTAL AREA OF TRACT - 22.61 ACRES
3. GROSS RESIDENTIAL AREA - 22.61 ACRES
DR-1 - 22.61 ACRES
DR-2B - 0.00 ACRES
4. PERMITTED NO. OF DWELLING UNITS
DR-1 - 22.61 x 0.1786 = 4.03
DR-2B - 0.00 x 0.1786 = 0.00
TOTAL 4.03 DWELLING UNITS
5. GROSS RESIDENTIAL AREA THIS SECTION - 20.25 ACRES
6. AREA OF STREET - 0.61 ACRES
7. NET RESIDENTIAL AREA THIS SECTION - 25.14 ACRES
8. NUMBER OF DWELLING UNITS THIS SECTION - 23
9. REQUIRED PARKING SPACES THIS SECTION - 2 X 23 = 46 SPACES.
10. PARKING SPACES PROVIDED THIS SECTION - 74
11. REQUIRED OPEN SPACE - NONE
12. OPEN SPACE SHOWN THIS SECTION - 12.88 ACRES

PURPOSE OF 1ST AMENDMENT

1. BEACH PARK LANE MADE 30' WIDE FROM METHUEN ROAD TO BEACH LEAF COURT
2. DELETED GARAGES
3. PROVIDED PARKING LAYOUT
4. REVISED PARKING
5. RELOCATED REFUSE AREA
6. ADDED 2 UNITS NOS. 114 & 116 BEACH PARK LANE
7. ADDED 2 UNITS NOS. 6 & 8 BEACH LEAF COURT
8. REVISED OPEN SPACE LIMIT

PURPOSE OF 2ND AMENDMENT

1. ADDED LOTS 2 & 3
2. RELOCATED UNITS 2-3
3. REVISED OPEN SPACE - MIT.
4. REVISED PARKING
5. INCREASE ACRES OF TRACT.

PURPOSE OF 4TH AMENDMENT

1. Resubdivide Lot 3 into 2 Lots - Lots 3A and 3B
2. Add to Lot 3 Northeastly 50' of Lot 56, Brookview Farms (Flat Book 54 - Folio 110) containing 7,780 square feet, DR-1 or 0.1786 density unit.
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PURPOSE OF 3RD AMENDMENT

1. RESUBDIVIDED PORTION OF LOT 2 FOR 2 SEMI-DETACHED LOTS. CREATED AS - LOCAL OPEN SPACE REMAINING AREA OF LOT 2 AND ALL OF LOT 1. REVISED LOCAL OPEN SPACE ACRES (MCA ENGR. CORR.)

4TH AMENDMENT BY:

APR ASSOCIATES INC.
Surveyors - Engineers
7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4332 - FAX (410) 444-1547
11/11/1991
MD REG No 3693 DATE

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR DATE

DIRECTOR OF PDM DATE

PROVIDE NO. TO

4TH DEVE SECT TH BE 9TH FL

DATE

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8-26-91

11-22-91

Case No 55 574
IX-258
ZONING